

District: Town of Agawam  
 School Name: Agawam Junior High School  
 Recommended Category: Project Funding Agreement  
 Green Repair Program  
 Date: September 21, 2011

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Agawam for a roof, window, and door replacement at the Agawam Junior High School.

<b>District Information</b>	
District Name	Town of Agawam
Elementary School(s)	Agawam Early Childhood Center (PK) Benjamin J. Phelps Elementary School (K-4) Clifford M. Granger Elementary School (K-4) James Clark Elementary School (K-4) Robinson Park Elementary School (K-4) Roberta G. Doering School (5-6)
Middle School(s)	Agawam Junior High School (7-8)
High School(s)	Agawam High School (9-12)

<b>School Information</b>	
School Name	Agawam Junior High School
Type of School	Middle School
Grades Served	7-8
Year Opened	1973
Total Building Square Footage	131,000
Building Issues	Roof and windows past service life
2010-2011 Enrollment	695

<b>MSBA Votes</b>	
Invited into Green Repair	November 17, 2010
Project Funding Agreement Authorization	September 28, 2011

<b>Consultants</b>	
Owner's Project Manager	Municipal Building Consultants, Inc.
Designer	CSS Architects Incorporated

## Discussion

The OPM and Designer conducted a feasibility analysis of the facility and developed a schematic design including a proposed scope of work, schedule, and estimated budget. The District's Designer, CSS Architects Incorporated, recommends completely removing the existing roof system and replacing it with a PVC roof system. The Designer also recommends removing the existing window and door systems. The new window system will be pre-finished, thermally broken aluminum frames glazed with argon filled 1-inch clear insulating glass. A bottom hinged operating sash with exterior screens will be included. The new door systems will be pre-finished, aluminum glass swing doors and glazed, tempered 1-inch argon filled insulating glass doors. The Designer has confirmed that the roof, windows, and doors will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff reviewed the existing conditions analysis and schedule provided by the District and discussed the scope and budget with the District and its consultants. The District has provided a total project budget of \$2,954,386, which includes an estimated construction cost of \$2,436,050. Construction costs include \$19.59/sf for the roof replacement and \$100.67/sf for the window replacement. Based on existing cost data for PVC roof systems, the MSBA has capped its participation at \$17.50/sf for the roof replacement. Associated costs for the roof replacement include \$535,102 for roof drains, gravel, HVAC, and electrical. The basis of the Total Facilities Grant would be \$2,811,514.

School Name	Agawam Junior High School
Project Scope	Roof replacement (74,700 sf), window & door replacement (4,344 sf)
Total Project Budget	\$2,954,386
Total Construction Budget*	\$2,436,050
Scope Exclusions/Ineligible Costs**	\$142,872
Basis of Total Facilities Grant	\$2,811,514
Reimbursement Rate	57.74%
Maximum Total Facilities Grant	\$1,623,368

\* Does not include construction contingency

\*\* Based on cost comparisons, the MSBA has applied funding limits to the owner's contingency and PVC roof work.

MSBA staff recommends a maximum Total Facilities Grant of \$1,623,368 for the Project Funding Agreement with the Town of Agawam for the roof, window, and door replacement project at the Agawam Junior High School. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.